

## **Report to Portfolio Holder for Growth and Regeneration**

**Subject:** Consultation Draft Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD)

**Date:** 19<sup>th</sup> October 2021

**Author:** Planning Policy Manager

### **Wards Affected**

All

### **Purpose**

To approve the attached Consultation Draft 'Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD)' for the purposes of public consultation.

### **Key Decision**

This is not a Key Decision.

### **Recommendation(s)**

**THAT the Portfolio Holder:**

- 1) Approves the attached Consultation Draft Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD) for the purposes of public consultation.**

## 1 Background

- 1.1 The Council adopted the Local Planning Document in July 2018 which included Policy LPD 57 (Parking Standards). The Council currently has an Supplementary Planning Document (SPD) relating to residential parking standards to support Policy LPD 57 which was adopted in May 2012, based on 2001 Census data.
- 1.2 It is intended to update the May 2012 SPD using the same methodology but based on 2011 Census data and Government projections for car ownership by area up to 2051. The preparation of the draft SPD has involved discussions with Nottinghamshire County Council as Highways Authority to ensure that the methodology and content are appropriate.
- 1.3 The draft SPD is available at **Appendix A**. The existing SPD (May 2012) which will be superseded by the updated SPD is available as Background Paper A. In relation to residential parking standards, the differences are minor and mostly represent a minor raising in parking space requirements. In relation to non-residential parking standards, the draft SPD clarifies that the Nottinghamshire County Council Highway Design Guide (2021) should be used for determining non-residential parking standards.
- 1.4 The consultation is intended to seek responses on the proposed draft SPD and will run for six weeks, which is in excess of the statutorily required four week period given the overlap with the Nottinghamshire half term holiday. Following the consideration of comments and incorporating any necessary changes to the document, the updated SPD will be adopted by Gedling Borough Council and would be a material consideration in determining the acceptability of parking provision for future planning applications in Gedling Borough.

## 2 Proposal

- 2.1 It is proposed that the Portfolio Holder agrees the draft SPD (attached at **Appendix A**) for the purpose of public consultation. The consultation will need to conform to the Town and Country Planning (Local Planning) (England) Regulations (2012), including consulting the general public, statutory consultees, but more specifically will be targeted to local developers/ landowners. It is anticipated that the consultation period will commence on 25<sup>th</sup> October and end on Monday 6<sup>th</sup> December.
- 2.2 The draft SPD has been prepared in accordance with the requirements of the National Planning Policy Framework (2021) as explained in Appendix

C of the draft SPD.

- 2.3 Achieving appropriate parking provision within residential developments is key to ensuring the design, layout, use and location of development remains appropriate in the long-term. The draft SPD sets out specific parking requirements taking account of the following factors which are likely to impact on car ownership:
- Type of dwelling (house or flat)
  - Size of dwelling (the total number of bedrooms)
  - Location of dwelling (rural or urban)
  - Type of parking required (allocated/unallocated)
- 2.4 The draft SPD includes general policy considerations in relation to garage and parking space minimum sizes and electronic vehicle charging. The draft SPD also sets out that a flexible approach to applying car parking standards will be taken reflecting site specific material considerations.
- 2.5 The key change from the existing standards are that a different approach is no longer taken to developments comprising 5 or less dwellings and therefore the approach to car parking across development types is more consistent. In order to predict future levels of car ownership, the parking requirements set out in the draft SPD are based on 2011 Census Data and NTEM car ownership projections. This has resulted in no change to the parking requirements for flats but there are slight differences (generally increases) in the requirements for the number of unallocated spaces for houses in both urban and rural locations.
- 2.6 Once adopted, having considered the outcome of the consultation, the Council will have a robust and up-to-date policy position in relation to parking standards when determining planning applications.

### **3 Alternative Options**

An alternative option would be to approve the draft SPD as informal planning guidance which could be undertaken without consultation. However, this would result in it having less weight in terms of decision making.

Another alternative option would be to not proceed with updating the existing SPD (May 2012). This would result in the existing SPD becoming increasingly outdated.

## **4 Financial Implications**

The cost of preparing and consulting on the draft SPD would be met from existing budgets.

## **5 Legal Implications**

- 5.1 The 2004 Planning and Compensation Act empowers Local Planning Authorities to prepare local plans and supplementary planning documents. The document will be prepared as a supplementary planning document and subject to public consultation and will be given appropriate weight in future decision-making.

## **6 Equalities Implications**

- 6.1 None direct. However, by updating standards to reflect more recent evidence this will ensure that the amount and nature of parking provision meets the needs of occupants/users and in particular those with reduced mobility (due to either age or disability) who may be more reliant on the car.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 The document refers to the Air Quality and Emissions Mitigation Guidance for Developers (2019) which establishes the Council's general support for electric vehicle charging infrastructure to be accommodated within new developments. The updated standards include the requirement for EV charging as part of the allocated parking.

## **8 Appendices**

**Appendix A:** Consultation Draft Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD)

## **9 Background Papers**

**Background Paper A:** [Parking Provision for Residential Developments Supplementary Planning Document \(adopted May 2012\)](#).

## **10 Reasons for Recommendations**

- 10.1 To approve the Consultation Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD) for

the purpose of public consultation.